

## ORDINANCE NO. 3346

AN ORDINANCE OF THE COUNTY OF SAN LUIS OBISPO AMENDING THE COUNTY LAND USE ORDINANCE TITLE 22 OF THE COUNTY CODE AND ESTABLISHING A NEW CHAPTER 22.58 – OAK WOODLAND ORDINANCE, AND AMENDING SECTION 22.06.020 AND TABLE 2-2 IN ORDER TO REGULATE THE CLEAR-CUTTING OF OAK WOODLAND

The Board of Supervisors of the County of San Luis Obispo do ordain as follows:

SECTION 1. The Board of Supervisors makes the following findings in support of the enactment of this ordinance:

- A. On July 15, 2016, the San Luis Obispo County Board of Supervisors (“Board of Supervisors”) by four-fifths vote adopted a 45-day interim zoning/urgency ordinance, Ordinance No. 3325 (“Ordinance No. 3325”), pursuant to Government Code Sections 25123 and 65858 in response to activity involving the clear-cutting of oak trees and oak woodlands. Ordinance No. 3325 temporarily prohibited the clear-cutting of oak woodlands and limited the removal of native trees in the inland area (does not include the coastal zone) of the unincorporated portions of San Luis Obispo County, except for development or land use activities complying with certain authorization standards and procedures.
- B. On August 16, 2016, prior to the expiration of Ordinance No. 3325 and in accordance with the requirements of Government Code section 65858, the Board of Supervisors held a duly noticed public hearing and by a four-fifths vote extended Ordinance No. 3325 for nine months, through April 16, 2017. The Board determined that the extension of Ordinance No. 3325 was necessary for the continued preservation of the public peace, health, safety, and welfare pursuant to the requirements of Government Code sections 25123 and 65858, and was necessary to provide additional time to prepare the studies and reports required to consider a comprehensive and permanent ordinance; and
- C. The permanent Oak Woodland Ordinance (“Ordinance”) could ultimately result in positive effects on oak woodland habitat throughout the inland area of San Luis Obispo County thereby improving watershed management, erosion control, soil conservation, reduction of greenhouse gases, promoting plant and animal diversity, and overall ecological stability. These improvements contribute to the economy via tourism, the events industry as well as the overall biological health of the region.
- D. The Ordinance would contribute to the protection of public health, safety, and welfare because it would require future applications for clear-cutting on less than 30 percent slopes to study and minimize impacts including but not limited to the overall woodland habitat, slope stabilization, and neighborhood compatibility and would prohibit the clear-cutting of oak woodland on slopes of 30 percent or greater except by a limited number of exemptions.

- E. This Ordinance is consistent with the Land Use Element, Conservation and Open Space Element, and other adopted elements of the general plan because the changes are consistent with the general goals of the Land Use Element.
- F. This Ordinance is consistent with the guidelines for amendments to the Land Use Ordinance because a new Chapter 22.58 – Oak Woodland Ordinance will be added to Title 22 Land Use ordinance of the County Code which provides for provisions and development standards to minimize land use incompatibilities and to minimize the cumulative loss of oak woodlands within the County.

SECTION 2. Title 22 Land Use Ordinance of the County Code, is hereby amended to regulate clear-cutting of oak woodland within the unincorporated inland area of the county. The proposed ordinance would establish a new Chapter 22.58 – Oak Woodland Ordinance, and amend Section 22.06.020 and Table 2-2 as they relate to the Oak Woodland Ordinance.

## **22.58 – Oak Woodland Ordinance**

### **22.58.010 – Purpose and Intent**

This ordinance establishes criteria to limit the clear-cutting of oak woodland. The intent of this ordinance is to maintain the character of the existing landscape and promote oak woodland management independent of regulation.

### **22.58.020 – Applicability**

- A. Location. This ordinance applies to sites located outside of Urban or Village areas within the inland portions of the unincorporated areas of San Luis Obispo County. This ordinance does not apply within the Coastal Zone.
- B. Oak woodland. This ordinance applies to the clear-cutting of oak woodland only. It does not apply to the removal of individual oak trees except for Heritage oaks, woodland thinning, tree trimming, or oak trees that are diseased, dead or that are creating a hazardous condition.
- C. Preemption/emergency. This ordinance is not applicable to activities preempted by state or federal law (including activities performed by public utility companies), emergencies as declared by county, state or federal officials, or emergencies as determined by the Planning Director pursuant to Section 22.62.080.
- D. Residential development. This ordinance does not apply to the establishment of residential land uses that otherwise require a ministerial (non-discretionary) land use permit.  
Note: Residential development may be subject to discretionary approval as required by other standards of this Code (Title 22, Land Use Ordinance) or through an application for a land division pursuant to Title 21, Real Property Division Ordinance, of the County Code.  
Discretionary land use permits and land division applications are subject to the California Environmental Quality Act (CEQA), where potential impacts associated with tree removal may be evaluated and mitigated.

- E. Conservation easement. This ordinance does not apply to Sites under a conservation easement Civil Code Section 815-816 that provides specifically for the management of oak woodland.
- F. Timing. This ordinance applies to oak woodland clear-cutting activities occurring on or after the effective date of this ordinance only.

#### **22.58.030 – Definitions**

- A. “Canopy” means the overhead covering of a tree or trees formed by its foliage.
- B. “Contiguous Trees” means adjacent trees where the tree canopies may, in some instances, touch or overlap.
- C. “Clear-cut” means the removal of contiguous trees that occupy an area of one acre or more within an Oak Woodland from a Site or portion of a Site for any reason, including the harvesting of wood, or to enable the conversion of land to other land uses.
- D. “Heritage oaks” are any individual oak species, as defined by this ordinance, of 48 inches diameter at breast height (dbh) or greater, separated from all Stands and Oak Woodlands by at least 500 feet.
- E. “Oak Woodland” means a grouping of trees over one acre in area growing in a contiguous pattern and on a site of sufficiently uniform quality that is distinguishable as a unit, including any Stand within 500 feet; where the dominant trees are one or more of the following species: Blue oak (*Quercus douglasii*), coast live oak (*Quercus agrifolia*), interior live oak (*Quercus wislizeni*), valley oak (*Quercus lobata*), and California black oak (*Quercus kelloggii*).
- F. “Oak Woodland Management Plan” means a plan prepared that provides for the long-term conservation and maintenance of the oak woodland, including but not limited to programs for the maintenance, regeneration and enhancement of the woodland, and the associated woodland habitat and monitoring programs to ensure the objectives of the plan are continuing to be met.
- G. “Site” for the purposes of this ordinance, means any lot or parcel of land or contiguous combination thereof, under the same ownership.
- H. “Stand” means an individual oak tree or a grouping of contiguous oak trees that occupy less than one acre of area where the dominant trees are one or more of the following species: Blue oak (*Quercus douglasii*), coast live oak (*Quercus agrifolia*), interior live oak (*Quercus wislizeni*), valley oak (*Quercus lobata*), and California black oak (*Quercus kelloggii*) separated by more than 500 feet from the nearest Oak Woodland.
- I. “Thinning” is the removal of individual trees for the purpose and intent of oak woodland management to improve the health of the oak woodland and where such thinning would not adversely affect the health or substantially alter the density of the oak woodland.
- J. “Tree removal” means to sever or displace the above-ground portion of a tree using manual, mechanical, or chemical means, which results in the death or stumping of the tree.

## **22.58.040 –Clear-cutting of Oak Woodlands**

- A. **Prohibition on steep slopes.** Clear-cutting of Oak Woodlands on slopes of 30 percent or greater is prohibited on any site in any land use category, except for the following:
  - 1. As specified in an approved Oak Woodland Management Plan, pursuant to Section 22.58.070.
  - 2. To establish a fence line, where the amount of tree removal is the minimum necessary to install adequate fencing.
  - 3. To create a fire break or conduct a prescribed burn in consultation with or as required by Cal Fire or other applicable fire agency with fire safety jurisdiction.
- B. **Clear-cutting of Oak Woodland on slopes of less than 30 percent slopes.** Clear-cutting of Oak Woodland on slopes of less than 30 percent is allowed as follows:
  - 1. As allowed as a component of the granting of a Minor Use Permit or Conditional Use Permit, pursuant to Section 22.58.050 for an allowed use as identified in Table 2-2 or for the harvesting of wood where no land use is proposed.
  - 2. As specified in an approved Oak Woodland Management Plan, pursuant to Section 22.58.070.
  - 3. To establish a fence line, where the amount of tree removal is the minimum necessary to install adequate fencing.
  - 4. To create a fire break or conduct a prescribed burn in consultation with or as required by Cal Fire or other applicable fire agency with fire safety jurisdiction.

## **22.58.050 – Permit Requirements**

- A. Clear-cutting of one to three acres of Oak Woodland. Minor Use Permit approval is required to clear-cut between one (1) and three (3) acres of a Site's Oak Woodland over a ten year period. Clear-cutting shall be cumulative where clear-cutting may not exceed the maximum allowable by this section during one event or multiple events occurring over a ten year period.
- B. Clear-cutting of more than three acres of Oak Woodland. Conditional Use Permit approval is required to clear-cut more than three (3) acres of a Site's Oak Woodland over a ten year period. Clear-cutting shall be cumulative where the clear-cutting may not exceed the permitted amount during one event or multiple events occurring over a ten year period.
- C. **Removal of Heritage Oaks.** Minor Use Permit approval is required to remove any Heritage Oak.

## **22.58.060 – Oak Woodland Management Plan**

An Oak Woodland Management Plan may be used to allow clear-cutting of Oak Woodland. Plans shall be administered by the landowner or land manager. The cumulative amount of clear-cutting allowed in an Oak Woodland Management Plan, as defined by this ordinance, shall not exceed 5 percent of a Site's total Oak Woodland Canopy, or result in the conversion of the Oak Woodland for an allowed use as identified in Table 2-2, without an approved land use permit pursuant to Section 22.58.050.

Plan Preparation and Verification. Oak Woodland Management Plans shall be prepared by a qualified individual acceptable to the Director of Planning and Building. A list of qualified individuals can be found at the Department of Planning and Building. The plans shall be verified for consistency with this ordinance (Chapter 22.58) by the Planning Director and filed with the Department of Planning and Building. The plan at a minimum shall include:

- A. Site location. Address or Assessor Parcel Number(s);
- B. Objectives. Maps, or other information demonstrating how the objectives specified in the Oak Woodland Management Plan will be accomplished; and,
- C. Timeframe. A proposed time frame, not to exceed ten years. Time frames may be extended or renewed, however, not prior to the final year of the plan. All extensions or renewals shall be consistent with this Title as applicable at the time.
- D. Conservation Easement. Landowner may elect to place the Site covered by the Oak Woodland Management Plan into a conservation easement pursuant to Civil Code Section 815-816.

During the initial time frame set out in the Oak Woodland Management Plan, the landowner shall not be subject to amendments to the Oak Woodland Ordinance, Chapter 22.58, et. seq. unless the Board of Supervisors places a moratorium on oak tree removal throughout the inland portions of the County.

#### **22.58.070 – Violations/Enforcement**

In the event of a violation of this Ordinance or any requirement imposed pursuant to this Ordinance, the County may, in its discretion and in addition to all other remedies, take such enforcement action as is authorized under Title 22 and Title 1 of the County Code and any other action authorized by law, including without limitation enforcement through a civil injunction or the imposition of penalties up to \$25,000 per violation. No development, planting, or cultivation of the site will be allowed for a period of not less than seven years after the violation, except as authorized by an approved Conditional Use Permit.

SECTION 3. Section 22.06.020 of the Land Use Ordinance, Title 22 of the San Luis Obispo County Code, is hereby amended as follows (deleted text is shown in ~~striketrough~~ and added text is underlined):

#### **22.06.020 – Applicability**

- A. Requirements established by this Chapter. Each proposed development and new land use shall comply with the permit requirements established by this Chapter, except where a different permit requirement is established by:
  - 1. Chapter 22.14 (Combining Designation Standards) for a specific Combining Designation applicable to a site; ~~or~~
  - 2. **Chapter 22.58 (Oak Woodland Ordinance);**
  - 3. Article 9 (Planning Area Standards) for a land use and/or site within a specific area; or
  - 4. Article 10 (Community Planning Standards) for a land use and/or site within a specific community or village.

SECTION 4. Amend Table 2-2 for Crop Production and add a new footnote for each section in Table 2-2:

TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2) (10)	PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
	AG(8)	RL	RR	RS	RSF	RMF	
AGRICULTURE, RE SOURCE, AND OPEN SPACE USES							
Ag Processing	A2	A2	CUP				22.30.070
Agricultural Accessory Structures	P	P	P	P			22.30.030,060
Animal Facilities - Specialized, except as follows	CUP	CUP	CUP	CUP			22.30.100
Animal hospitals & veterinary medical facilities	MUP	MUP	CUP				22.30.100
Beef and dairy feedlots	CUP	CUP					22.30.100
Fowl and poultry ranches	MUP	MUP	MUP	MUP			22.30.100
Hog ranches	CUP	CUP					22.30.100
Horse ranches and other equestrian facilities	MUP	MUP	MUP	MUP	CUP		22.30.100
Kennels (6)	A1	A1	A1	A1	A1(7)		22.30.100
Zoos - Private, no display open to public	MUP	MUP	MUP				22.30.100
Zoos - Open to public							22.30.100
Animal Keeping	A2	A2	A2	A2	A2	A2	22.32.090
Crop Production (44) and Grazing	A1	A1	A2	A2	A2	A2	22.30.200
Energy generating facilities (9)	A2	A2	A2	A2	A2	A2	22.32
Fisheries and Game Preserves	A1	A1	A1				
Forestry	A1	A1	A1	A1			
Mines and quarries	A2	A2	A2				22.36
Nursery Specialties	A2	A2	A2	A2			22.30.310
Petroleum Extraction	A2	A2	A2	A2			22.34

## KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
A1	Allowable use, subject to the land use permit required by 22.08.030, Table 2-3	22.08.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30
P	Permitted use, Zoning Clearance required. (4)	22.62.030
SP	Permitted use, Site Plan Review required. (4)	22.62.040
MUP	Conditional use - Minor Use Permit required. (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required. (4)	22.62.060
	Use not allowed. (See 22.06.030.C regarding uses not listed.)	22.06.030.C

See NOTES on next page

SAN LUIS OBISPO COUNTY CODE - TITLE 22, LAND USE ORDINANCE

Permit Requirements by Land Use Category

22.06.030

**TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS**

		PERMIT REQUIREMENT BY L.U.C. (3)							Specific use Standards
LAND USE (1) (2) <u>(10)</u>		OP	CR	CS	IND	OS	REC	PF	
AGRICULTURE, RESOURCE, AND OPEN SPACE USES									
Ag Processing				A2	A1				22.30.070
Agricultural Accessory Structures				P	P	SP(5)	P	P	22.30.030,060
Animal Facilities - Specialized, except as follows		CUP	CUP	CUP	CUP		CUP	CUP	22.30.100
Animal hospitals & veterinary medical facilities		A1	A1	A1	A1		MUP	A1	22.30.100
Beef and dairy feedlots					CUP				22.30.100
Fowl and poultry ranches		MUP			MUP			MUP	22.30.100
Hog ranches		MUP			MUP				22.30.100
Horse ranches and other equestrian facilities		MUP	MUP	MUP	MUP		MUP	MUP	22.30.100
Kennels (6)		A1	A1	A1	A1		A1(7)	A1	22.30.100
Zoos - Private, no display open to public		MUP	MUP	MUP	MUP		MUP	MUP	22.30.100
Zoos - Open to public							CUP	CUP	22.30.100
Animal Keeping			A2	A2	A2	A2	A2	A2	22.32.090
Crop Production <del>(11)</del> and Grazing		A2	A2	A2	A2	A1	A1	A1	22.30.200
Energy generating facilities (9)		A2	A2	A2	A2	A2	A2	A2	22.32
Fisheries and Game Preserves						SP(5)	A1		
Forestry						SP(5)	A1		
Mines and quarries						SP(5)	A1	A2	22.36
Nursery Specialties			A2	A2	A2				22.30.310
Petroleum Extraction				A2	A2	SP(5)	A2	A2	22.34

**NOTES (The following notes apply only to these two facing pages)**

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Articles 9 and 10 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations.
- (4) Business License Clearance may also be required; see Section 22.62.020.
- (5) Use allowed on private land with Site Plan Review only when authorized by a recorded open space easement executed by the property owner and the County. Use allowed on public land subject to Conditional Use Permit approval.
- (6) Licensing of all kennels by the County Tax Collector is required by Section 9.04.120 of this Code.
- (7) Use limited to non-commercial kennels as defined by Section 9.04.110(t) of this Code.
- (8) Land uses on property under Williamson Act Contracts must adhere to the County's Rules of Procedure to Implement The California Land Conservation Act of 1965 (Table 2), individual Contracts, the provisions of the Williamson Act itself and any changes that may be made to it.
- (9) This use may not be allowable in every land use category. Refer to the standards in Chapter 22.32.
- (10) Tree removal in an Oak Woodland may require a land use permit pursuant to Chapter 22.58.**
- ~~**(11) Converting an Oak Woodland or portion of an Oak Woodland for the purpose of establishing Crop Production, or the subsequent establishment of Crop Production in a previously cleared Oak Woodland may be subject to the land use permit requirements found in Chapter 22.58.**~~

[Amended 2015, Ord 3291]

See KEY TO PERMIT REQUIREMENTS on previous page.



Permit Requirements by Land Use Category

22.06.030

**TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS**

LAND USE (1) (2) (13)	PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
	AG(12)	RL	RR	RS	RSF	RMF	
INDUSTRY, MANUFACTURING & PROCESSING USES							
Apparel Products							
Chemical Products Manufacturing							22.30.160
Corrosive, Toxic, Explosive & Gaseous Product							22.30.160
Concrete, Gypsum & Plaster Products	SP(6)	SP(6)					
Electronics, Equipment & Appliances							
Food and Beverage Products	A1(11)	A1(11)					
Furniture & Fixture Products, Cabinet Shops							
Glass Products							
Lumber & Wood Products							
Machinery Manufacturing							
Metal Industries, Fabricated							
Metal Industries, Primary							
Motor Vehicles & Transportation Equipment							
Paper Products							
Paving Materials	SP(6)	SP(6)					
Petroleum Refining & Related Industries							22.32.050
Plastics and Rubber Products							
Printing and Publishing							
Recycling - Collection stations	SP	SP	SP	SP		SP	22.30.390
Recycling - Scrap & dismantling yards	CUP	CUP					22.30.380
Small Scale Manufacturing	MUP	MUP					22.30.550
Stone & Cut Stone Products	SP(6)	SP(6)					
Structural Clay & Pottery-Related Products	SP(6)	SP(6)					
Textile Products							
Warehousing, Wholesaling & Distribution	SP(10)	SP(10)				MUP(7)	22.30.640

**KEY TO PERMIT REQUIREMENTS**

Symbol	Permit Requirement	Procedure is in Section:
A1	Allowable use, subject to the land use permit required by 22.06.030, Table 2-3	22.08.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30
P	Permitted use, Zoning Clearance required. (4)	22.62.030
SP	Permitted use, Site Plan Review required. (4)	22.62.040
MUP	Conditional use - Minor Use Permit required. (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required. (4)	22.62.060
	Use not allowed. (See 22.06.030.C regarding uses not listed.)	22.06.030.C

See NOTES on next page.

SAN LUIS OBISPO COUNTY CODE - TITLE 22, LAND USE ORDINANCE

Permit Requirements by Land Use Category

22.06.030

**TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS**

LAND USE (1) (2) <u>(13)</u>	PERMIT REQUIREMENT BY L.U.C. (3)							Specific use Standards
	OP	CR	CS	IND	OS	REC	PF	
INDUSTRY, MANUFACTURING & PROCESSING USES								
Apparel Products			A1	A1				
Chemical Products Manufacturing				A2				22.30.160
Corrosive, Toxic, Explosive & Gaseous Product				CUP				22.30.160
Concrete, Gypsum & Plaster Products			CUP	A1				
Electronics, Equipment & Appliances			A1	A1				
Food and Beverage Products		A1 (8)	A1	A1				
Furniture & Fixture Products, Cabinet Shops			A1	A1				
Glass Products				A1				
Lumber & Wood Products				A1				
Machinery Manufacturing				A1				
Metal Industries, Fabricated			A1	A1				
Metal Industries, Primary				CUP				
Motor Vehicles & Transportation Equipment				CUP				
Paper Products				A1				
Paving Materials				A1				
Petroleum Refining & Related Industries				A2				22.32.050
Plastics and Rubber Products				CUP				
Printing and Publishing		A1 (9)	A1	A1				
Recycling- Collection stations	SP	SP	SP	SP	SP(5)	SP	SP	22.30.390
Recycling- Scrap & dismantling yards			A2	A2			CUP	22.30.380
Small Scale Manufacturing		A1	A1	A1				22.30.550
Stone & Cut Stone Products			A1	A1				
Structural Clay & Pottery-Related Products				A1				
Textile Products				A1				
Warehousing, Wholesaling & Distribution			A1	A1			A1	22.30.640

**NOTES (The following notes apply only to these two facing pages)**

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations.
- (4) Business License Clearance may also be required; see Section 22.62.020.
- (5) Use allowed on private land with Site Plan Review only when authorized by a recorded open space easement executed by the property owner and the County. Use allowed on public land subject to Conditional Use Permit approval.
- (6) Allowable use limited to manufacturing operations for which the raw materials are extracted on-site.
- (7) Allowable use limited to personal storage ("mini-storage"), primarily serving residents in the same land use category.
- (8) Allowable use limited to bakeries, ice cream and candy shops, and other similar uses, where the majority of production is for on-site retail.
- (9) Allowable use limited to "quick printing" services and newspaper publishers.
- (10) Use limited to facilities that support approved agricultural production or processing on the same site.
- (11) Allowable use limited to the processing of raw materials grown on the site of the processing facility or on adjacent parcels.
- (12) Land uses on property under Williamson Act Contracts must adhere to the County's Rules of Procedure to Implement The California Land Conservation Act of 1965 (Table 2), individual Contracts, the provisions of the Williamson Act itself and any changes that may be made to it.
- (13) Tree removal in an Oak Woodland may require a land use permit pursuant to Chapter 22.58.**

**Article 2 - Land Uses and Permit Requirements**

January 2013

SAN LUIS OBISPO COUNTY CODE - TITLE 22, LAND USE ORDINANCE

Permit Requirements by Land Use Category

22.06.030

**TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS**

		PERMIT REQUIREMENT BY L.U.C. (3)					Specific use	
LAND USE (1) (2) (10)		AG(9)	RL	RR	RS	RSF	RMF	Standards
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES								
Clubs, Lodges, and Private Meeting Halls		SP(6)					MUP	
Indoor Amusement & Recreation Facilities								22.30.240
Libraries and Museums		MUP	MUP	MUP				22.30.250
Marinas								
Off-Road Vehicle Courses			CUP					
Outdoor Sports and Recreational Facilities								22.30.340
Amusement Parks								22.30.340
Golf Driving Ranges				CUP	CUP	CUP	CUP	22.30.340
Outdoor Athletic Facilities				CUP	CUP	CUP	CUP	22.30.340
Public Parks and Play grounds				SP	SP	SP	SP	22.30.340
Recreation Equipment Rental - Motorized								22.30.340
Recreation Equipment Rental - Non-motorized								22.30.340
Swim and Racquet Clubs				CUP	CUP	CUP	CUP	22.30.340
Swim and Racquet Clubs with spectator facilities				CUP	CUP	CUP	CUP	22.30.340
Swimming Pools (public or membership)								22.30.340
Public Assembly & Entertainment Facilities								
Religious Facilities		CUP	CUP	CUP	CUP	CUP	CUP	22.30.400
Rural Recreation and Camping								22.30.520
Camping, Incidental, 10 or fewer units		SP	SP					22.30.520
Camping, Incidental, 11 or more units		MUP	MUP					22.30.520
Camping, Organizational			CUP					22.30.520
Dude Ranches		CUP	CUP					22.30.520
Health Resorts and Bathing		CUP(8)	CUP	CUP				22.30.520
Hunting and Fishing Clubs		SP	SP					22.30.520
Sport Shooting Facilities		CUP	CUP					22.30.520
Schools - College & University								
Schools - Elementary & Secondary			CUP	CUP	CUP	CUP	CUP	22.30.540
Schools - Specialized Education & Training		CUP	A1	A1	A1			22.30.540
Sports Assembly								
Temporary Events		A2	A2	A2				22.30.610

**KEY TO PERMIT REQUIREMENTS**

Symbol	Permit Requirement	Procedure is in Section:
A1	Allowable use, subject to the land use permit required by 22.06.030, Table 2-3	22.08.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30
P	Permitted use, Zoning Clearance required. (4)	22.62.030
SP	Permitted use, Site Plan Review required. (4)	22.62.040
MUP	Conditional use - Minor Use Permit required. (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required. (4)	22.62.060
	Use not allowed. (See 22.06.030.C regarding uses not listed.)	22.06.030.C

See NOTES on next page.

SAN LUIS OBISPO COUNTY CODE - TITLE 22, LAND USE ORDINANCE

Permit Requirements by Land Use Category

22.06.030

**TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS**

LAND USE (1) (2) (10)				PERMIT REQUIREMENT BY L.U.C. (3)					Specific use Standards
				OP	CR	CS	IND	OS	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES									
Clubs, Lodges, and Private Meeting Halls	SP	SP	SP	SP			MUP		
Indoor Amusement & Recreation Facilities	A2	A2	A2				A2	MUP	22.30.240
Libraries and Museums	A1	A1					A1	A1	22.30.250
Marinas			CUP				CUP	CUP	
Off-Road Vehicle Courses							CUP		
Outdoor Sports and Recreational Facilities									22.30.340
Amusement Parks			CUP				CUP	CUP	22.30.340
Golf Driving Ranges			CUP				CUP	CUP	22.30.340
Outdoor Athletic Facilities			SP				SP	SP	22.30.340
Public Parks and Playgrounds		SP	SP				SP	SP	22.30.340
Recreation Equipment Rental - Motorized			CUP				CUP		22.30.340
Recreation Equipment Rental - Non-motorized		A1	A1				A1		22.30.340
Swim and Racquet Clubs			SP				SP	SP	22.30.340
Swim and Racquet Clubs with spectator facilities			CUP				CUP	CUP	22.30.340
Swimming Pools (public or membership)									22.30.340
Public Assembly & Entertainment Facilities	A1	A1	A1				A1	A1	
Religious Facilities	CUP	A1	A1				CUP		22.30.400
Rural Recreation and Camping									22.30.520
Camping, Incidental, 10 or fewer units							SP	SP	22.30.520
Camping, Incidental, 11 or more units							MUP	MUP	22.30.520
Camping, Organizational							CUP	CUP	22.30.520
Dude Ranches						CUP(5)	CUP	CUP	22.30.520
Health Resorts and Bathing							CUP	CUP	22.30.520
Hunting and Fishing Clubs						SP(5)			22.30.520
Sport Shooting Facilities								CUP	22.30.520
Schools - College & University	A1							A1	
Schools - Elementary & Secondary	CUP(7)						CUP	CUP	22.30.540
Schools - Specialized Education & Training	A1	A1	A1	A1			A1	A1	22.30.540
Sports Assembly			CUP	CUP			CUP	CUP	
Temporary Events	A2	A2	A2	A2			A2	A2	22.30.610

**NOTES (The following notes apply only to these two facing pages)**

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations.
- (4) Business License Clearance may also be required; see Section 22.62.020.
- (5) Use allowed on private land with Site Plan Review only when authorized by a recorded open space easement executed by the property owner and the County. Use allowed on public land subject to Conditional Use Permit approval.
- (6) Use limited to organizations related to agriculture, including grange halls and farm bureaus.
- (7) Allowable use limited to high schools.
- (8) Use may be allowed only where facility is dependent upon a natural on-site resource such as a lake or hot springs.
- (9) Land uses on property under Williamson Act Contracts must adhere to the County's Rules of Procedure to Implement The California Land Conservation Act of 1965 (Table 2), individual Contracts, the provisions of the Williamson Act itself and any changes that may be made to it.

**(10) Tree removal in an Oak Woodland may require a land use permit pursuant to Chapter 22.58.**

See KEY TO PERMIT REQUIREMENTS on previous page.

**Article 2 - Land Uses and Permit Requirements**

June 2013

TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2) (10)	PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
	AG(9)	RL	RR	RS	RSF	RMF	
RESIDENTIAL USES							
Caretaker Quarters	P	P	P	P			22.30.030,430
Farm Support Quarters	A2	A2					22.30.480
Home Occupations	P	P	P	P	P	P	22.30.030,230
Mobile Home Parks			CUP(7)	CUP(7)	CUP(7)	CUP(7)	22.30.440
Mobile Homes	P	P	P	P	P	P	22.30.450
Multi-Family Dwellings						A1	22.30.490,500
Nursing & Personal Care				CUP		CUP	22.30.320
Organizational Houses						CUP	22.30.460
Residential Accessory Uses	P(8)	P(8)	P(8)	P(8)	P(8)	P(8)	22.30.030,410
Residential Care - 6 or fewer boarders	P(6)	P(6)	P(6)	P(6)	P(6)	P(6)	22.30.420
Residential Care - 7 or more boarders	CUP	CUP	CUP	CUP	CUP	CUP	22.30.420
Secondary Dwellings			P	P	P		22.30.470
Single-Family Dwellings	P	A1	A1	A1	A1	A1	22.30.490,500
Small Lot Single Family					A2	A2	22.30.475
Supportive Housing							
Single-Family Dwellings	P	A1	A1	A1	A1	A1	22.30.490,500
Multi-Family Dwellings						A1	22.30.490,500
Temporary Construction Trailer Parks	CUP(7)	CUP(7)	CUP(7)				22.30.590
Temporary Dwellings	P	P	P	P	P	P	22.30.600
Transitional Housing							
Single-Family Dwellings	P	A1	A1	A1	A1	A1	22.30.490,500
Multi-Family Dwellings						A1	22.30.490,500

## KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section
A1	Allowable use, subject to the land use permit required by 22.06.030, Table 2-3	22.08.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30
P	Permitted use, Zoning Clearance required. (4)	22.62.030
SP	Permitted use, Site Plan Review required. (4)	22.62.040
MUP	Conditional use - Minor Use Permit required. (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required. (4)	22.62.060
	Use not allowed. (See 22.06.030.C regarding uses not listed.)	22.06.030.C

See NOTES on next page



TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1)(2) (10)	PERMIT REQUIREMENT BY L.U.C. (3)							Specific use Standards
	OP	CR	CS	IND	OS	REC	PF	
RESIDENTIAL USES								
Caretaker Quarters	P	P	P	P	SP(5)	P	P	22.30.030,430
Farm Support Quarters								22.30.480
Home Occupations	P	P	P	P		P	P	22.30.030,230
Mobile Home Parks						CUP(7)		22.30.440
Mobile Homes						P	P	22.30.450
Multi-Family Dwellings	A2	A2				A2		22.30.490,500
Nursing & Personal Care	A1	CUP					A1	22.30.320
Organizational Houses	CUP	CUP						22.30.460
Residential Accessory Uses	P(8)	P(8)	P(8)	P(8)	SP(5)(8)	P(8)	P(8)	22.30.030,410
Residential Care - 6 or fewer boarders							P(6)	22.30.420
Residential Care - 7 or more boarders	CUP						A1	22.30.420
Secondary Dwellings								22.30.470
Single-Family Dwellings	A2	A2				A2		22.30.490,500
Small Lot Single Family								22.30.475
Supportive Housing								
Single-Family Dwellings	A2	A2				A2		22.30.400,500
Multi-Family Dwellings	A2	A2				A2		22.30.400,500
Temporary Construction Trailer Parks				CUP(7)				22.30.590
Temporary Dwellings	P	P	P	P		P	P	22.30.600
Transitional Housing								
Single-Family Dwellings	A2	A2				A2		22.30.490,500
Multi-Family Dwellings	A2	A2				A2		22.30.490,500

**NOTES (The following notes apply only to these two facing pages)**

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations.
- (4) Business License Clearance may also be required; see Section 22.62.020.
- (5) Use allowed on private land with Site Plan Review only when authorized by a recorded open space easement executed by the property owner and the County. Use allowed on public land subject to Conditional Use Permit approval.
- (6) No land use permit required for Residential Care facilities with 6 or fewer clients.
- (7) Use also requires authorization from the California Department of Housing and Community Development.
- (8) Residential antennas may have different permit requirements. See Section 22.30.410.
- (9) Land uses on property under Williamson Act Contracts must adhere to the County's Rules of Procedure to Implement The California Land Conservation Act of 1965 (Table 2), individual Contracts, the provisions of the Williamson Act itself and any changes that may be made to it.
- (10) **Tree removal in an Oak Woodland may require a land use permit pursuant to Chapter 22.58.**

See KEY TO PERMIT REQUIREMENTS on previous page.

SAN LUIS OBISPO COUNTY CODE - TITLE 22, LAND USE ORDINANCE

Permit Requirements by Land Use Category

22.06.030

**TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS**

LAND USE (1) (2) (8)		PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
		AG(7)	RL	RR	RS	RSF	RMF	
RETAIL TRADE USES								
Agricultural Retail Sales		SP	SP	SP(6)	SP(6)			22.30.075
Auto, Mobile Home & Vehicle Dealers - Indoor								22.30.110
Auto, Mobile Home & Vehicle Dealers - Outdoor								22.30.330
Automobile Service Stations/Gas Stations								22.30.130
Building Materials and Hardware								22.30.140
with retail "ready-mix" concrete sales								
Convenience & Liquor Stores								22.30.570
Farm Equipment & Supplies Sales		A2	A2	A2				22.30.210
Fuel Dealers								22.30.220
Furniture, Home Furnishings & Equipment								
General Retail								
Medical Marijuana Dispensaries								22.30.225
Grocery Stores				CUP	CUP	CUP	CUP	22.30.570
Mail Order & Vending								
Outdoor Retail Sales		A2	A2	A2				22.30.330
Restaurants		CUP		CUP	CUP		CUP	22.30.570
Sales Lots								22.30.530
Swap Meets								22.30.530

**KEY TO PERMIT REQUIREMENTS**

Symbol	Permit Requirement	Procedure is in Section:
A1	Allowable use, subject to the land use permit required by 22.06.030, Table 2-3	22.08.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30
P	Permitted use, Zoning Clearance required. (4)	22.62.030
SP	Permitted use, Site Plan Review required. (4)	22.62.040
MUP	Conditional use - Minor Use Permit required (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required (4)	22.62.060
	Use not allowed. (See 22.06.030.C regarding uses not listed.)	22.06.030.C.

See NOTES on next page.

SAN LUIS OBISPO COUNTY CODE - TITLE 22, LAND USE ORDINANCE

Permit Requirements by Land Use Category

22.06.030

**TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS**

LAND USE (1) (2) (8)		PERMIT REQUIREMENT BY L.U.C. (3)							Specific use Standards
		OP	CR	CS	IND	OS	REC	PF	
RETAIL TRADE USES									
Agricultural Retail Sales						SP(6)		22.30.075	
Auto, Mobile Home & Vehicle Dealers - Indoor		A1	A1	A1				22.30.110	
Auto, Mobile Home & Vehicle Dealers - Outdoor		MUP(5)	MUP	MUP				22.30.330	
Automobile Service Stations/Gas Stations		MUP	SP	SP		MUP		22.30.130	
Building Materials and Hardware		A1	A1	A1				22.30.140	
with retail "ready-mix" concrete sales			CUP	A1				22.30.140	
Convenience & Liquor Stores	MUP	A1	A1	SP		CUP		22.30.570	
Farm Equipment & Supplies Sales			A1	A1				22.30.210	
Fuel Dealers			A1	A1				22.30.220	
Furniture, Home Furnishings & Equipment		A1	A1						
General Retail		A1	A1			CUP			
Medical Marijuana Dispensaries		MUP	MUP					22.30.225	
Grocery Stores	MUP	A1	A1	SP		CUP		22.30.570	
Mail Order & Vending		A1	A1	A1					
Outdoor Retail Sales	A2	A2	A2	A2		A2	A2	22.30.330	
Restaurants	MUP	A1	A1	MUP		CUP		22.30.570	
Sales Lots			A2	A2				22.30.530	
Swap Meets			MUP	MUP				22.30.530	

**NOTES (The following notes apply only to these two facing pages)**

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations.
- (4) Business License Clearance may also be required; see Section 22.62.020.
- (5) Use not allowed within a central business district.
- (6) Minor Use Permit approval required if a public hearing is requested in compliance with Section 22.30.075.C.
- (7) Land uses on property under Williamson Act Contracts must adhere to the County's Rules of Procedure to Implement The California Land Conservation Act of 1965 (Table 2), individual Contracts, the provisions of the Williamson Act itself and any changes that may be made to it.

**(8) Tree removal in an Oak Woodland may require a land use permit pursuant to Chapter 22.58.**

*See KEY TO PERMIT REQUIREMENTS on previous page.*



SAN LUIS OBISPO COUNTY CODE - TITLE 22, LAND USE ORDINANCE

Permit Requirements by Land Use Category

22.06.030

**TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS**

LAND USE (1) (2) (10)		PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
		AG(9)	RL	RR	RS	RSF	RMF	
SERVICES								
	Auto & Vehicle Repair & Service							22.30.120
	Banks & Financial Services							
	Business Support Services							
	Car wash - Full Service							
	Car wash - Self-Service							
	Cemeteries and Columbariums			CUP	CUP			22.30.150
	Child Day Care - Family Day Care Homes		A2	A2	A2	A2	A2	22.30.170
	Child Day Care Centers		CUP	CUP	CUP	CUP	CUP	22.30.170
	Construction Contractors							
	Consumer Product Repair Services							22.30.190
	Correctional Institutions		CUP					
	Health Care Services							
	Laundries & Dry Cleaning Plants							
	Lodging - Bed & Breakfast Inns, 3 or fewer units	P	P	P	P		P	22.30.260
	Lodging - Bed & Breakfast Inns, 4 or more units	MUP	MUP	MUP	MUP		MUP	22.30.260
	Lodging - Emergency Shelters							22.30.265
	Lodging - Homestays				P	P		22.30.270
	Lodging - Hotels & Motels, 39 or fewer units							22.30.280
	Lodging - Hotels & Motels, 40 or more units							22.30.280
	Lodging - Hotels & Motels, condominium							22.30.290
	Lodging - Recreational Vehicle Parks							22.30.300
	Offices							
	Offices - Temporary during construction	P	P	P	P	P	P	22.30.600
	Offices - Temporary in advance of construction	MUP	MUP	MUP	MUP	MUP	MUP	22.30.600
	Personal Services					CUP	CUP	22.30.350
	Public Safety Facilities	CUP	CUP	CUP	CUP	CUP	CUP	
	Social Service Organizations							
	Storage - Accessory	A1	A2	A2	A2	A2	A2	22.30.040
	Storage - Outdoor Storage Yards							22.30.560
	Temporary Construction Yards (Off-Site)	MUP	MUP	MUP	MUP	MUP	MUP	22.30.620
	Waste Disposal Sites	CUP	CUP					

**KEY TO PERMIT REQUIREMENTS**

Symbol	Permit Requirement	Procedure is in Section:
A1	Allowable use, subject to the land use permit required by 22.06.030, Table 2-3	22.08.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30
P	Permitted use, Zoning Clearance required. (4)	22.62.030
SP	Permitted use, Site Plan Review required. (4)	22.62.040
MUP	Conditional use - Minor Use Permit required. (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required. (4)	22.62.060
	Use not allowed. (See 22.06.030.C regarding uses not listed.)	22.06.030.C

See NOTES on next page.

**Article 2 - Land Uses and Permit Requirements**

2-22

January 2013

SAN LUIS OBISPO COUNTY CODE - TITLE 22, LAND USE ORDINANCE

Permit Requirements by Land Use Category

22.06.030

**TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS**

LAND USE (1) (2) (10)			PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
			OP	CR	CS	IND	OS	REC	
SERVICES									
Auto & Vehicle Repair & Service					A1	A1			22.30.120
Banks & Financial Services			A1	A1			SP		
Business Support Services					A1	A1			
Car wash - Full Service					A1	A1			22.30.120
Car wash - Self-Service					A2	A2			22.30.120
Cemeteries and Columbariums								CUP	22.30.150
Child Day Care - Family Day Care Homes			A2				A2		22.30.170
Child Day Care Centers			CUP				CUP		22.30.170
Construction Contractors					A1	A1			
Consumer Product Repair Services				A1	A1	A1			22.30.190
Correctional Institutions								CUP	
Health Care Services			A1	A1			MUP	A1	
Laundries & Dry Cleaning Plants					A1	A1			
Lodging - Bed & Breakfast Inns, 3 or fewer units			P	P	P		P		22.30.260
Lodging - Bed & Breakfast Inns, 4 or more units			MUP	MUP	MUP		MUP		22.30.260
Lodging - Emergency Shelters					A2	A2		A2	22.30.265
Lodging - Homestays									22.30.270
Lodging - Hotels & Motels, 39 or fewer units			MUP	MUP	MUP		CUP	MUP(6)	22.30.280
Lodging - Hotels & Motels, 40 or more units			CUP	CUP	CUP		CUP	CUP(6)(6)	22.30.280
Lodging - Hotels & Motels, condominium			CUP	CUP	CUP		CUP		22.30.290
Lodging - Recreational Vehicle Parks				CUP(8)	CUP(8)		CUP(8)		22.30.300
Offices			A1	A1	A1	A1		A1	
Offices - Temporary during construction			P	P	P	P	P	P	22.30.600
Offices - Temporary in advance of construction			MUP	MUP	MUP	MUP	CUP	CUP	22.30.600
Personal Services			A1	A1	A1		MUP		22.30.350
Public Safety Facilities			MUP	MUP	MUP	MUP	SP(5)	MUP	
Social Service Organizations			A1	A1	A1	MUP		MUP	
Storage - Accessory			A2	A2	A2	A2	SP(5)	A2	22.30.040
Storage - Outdoor Storage Yards					A1	A1	A1(7)	A1	22.30.560
Temporary Construction Yards (Off-Site)				SP	SP	SP	MUP	MUP	22.30.620
Waste Disposal Sites						CUP		CUP	

**NOTES (The following notes apply only to these two facing pages)**

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations.
- (4) Business License Clearance may also be required; see Section 22.62.020.
- (5) Use allowed on private land with Site Plan Review only when authorized by a recorded open space easement executed by the property owner and the County. Use allowed on public land subject to Conditional Use Permit approval.
- (6) Allowable use limited to sites with public airport or port facilities
- (7) Allowable use limited to storage yards for recreational vehicles and boats.
- (8) Use also requires authorization from the California Department of Housing and Community Development.
- (9) Land uses on property under Williamson Act Contracts must adhere to the County's Rules of Procedure to Implement The California Land Conservation Act of 1965 (Table 2), individual Contracts, the provisions of the Williamson Act itself and any changes that may be made to it.

**(10) Tree removal in an Oak Woodland may require a land use permit pursuant to Chapter 22.58.**

See KEY TO PERMIT REQUIREMENTS on previous page.

**TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS**

			PERMIT REQUIREMENT BY L.U.C. (3)					Specific use Standards	
LAND USE (1) (2) (8)			AG(7)	RL	RR	RS	RSF		RMF
TRANSPORTATION, COMMUNICATIONS & UTILITIES									
Airfields & Heliports			CUP	CUP	CUP				22.30.080
Broadcasting Studios									
Communications Facilities			CUP	CUP	CUP				22.30.180
Wireless Communication Facilities			A2	A2	A2	A2	A2	A2	22.30.180
Pipelines & Transmission Lines			A2	A2	A2	A2	A2	A2	22.30.360
Public Utility Facilities			CUP	CUP	CUP	CUP	CUP	CUP	22.30.370
Transit Stations & Terminals									
Truck Stops									
Vehicle & Freight Terminals									
Vehicle Storage									22.30.630

**KEY TO PERMIT REQUIREMENTS**

Symbol	Permit Requirement	Procedure is in Section:
A1	Allowable use, subject to the land use permit required by 22.06.030, Table 2-3	22.08.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30
P	Permitted use, Zoning Clearance required. (4)	22.62.030
SP	Permitted use, Site Plan Review required. (4)	22.62.040
MUP	Conditional use - Minor Use Permit required. (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required (4)	22.62.060
	Use not allowed. (See 22.06.030.C regarding uses not listed.)	22.06.030.C

See NOTES on next page.

**TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS**

			PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
LAND USE (1) (2) (8)			OP	CR	CS	IND	OS	REC	
TRANSPORTATION, COMMUNICATIONS & UTILITIES									
Airfields & Heliports	CUP(6)	(6)	CUP(6)	(6)	CUP	SP(5)	CUP	CUP	22.30.080
Broadcasting Studios	A1		A1		A1			A1	
Communications Facilities	CUP		CUP		CUP	CUP	CUP	CUP	22.30.180
Wireless Communication Facilities	A2		A2		A2	A2	A2	A2	22.30.180
Pipelines & Transmission Lines	A2		A2		A2	SP(5)	A2	A2	22.30.360
Public Utility Facilities	CUP		CUP		A1	A1	SP(5)	CUP	22.30.370
Transit Stations & Terminals	SP		SP		SP	A1		SP	A1
Truck Stops					A1	A1			
Vehicle & Freight Terminals					A1	A1			
Vehicle Storage	SP		SP		A1	A1		SP	A1
									22.30.630

**NOTES (The following notes apply only to these two facing pages)**

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations.
- (4) Business License Clearance may also be required; see Section 22.62.020.
- (5) Use allowed on private land with Site Plan Review only when authorized by a recorded open space easement executed by the property owner and the County. Use allowed on public land subject to Conditional Use Permit approval.
- (6) Allowable use limited to heliports.
- (7) Land uses on property under Williamson Act Contracts must adhere to the County's Rules of Procedure to Implement The California Land Conservation Act of 1965 (Table 2), individual Contracts, the provisions of the Williamson Act itself and any changes that may be made to it.
- (8) Tree removal in an Oak Woodland may require a land use permit pursuant to Chapter 22.58.**

See KEY TO PERMIT REQUIREMENTS on previous page.

SECTION 5. This Ordinance is exempt from the California Environmental Quality Act (Public Resources Code §21000, et seq.) (“CEQA”) because:

1. Per CEQA Guidelines §15307 (Class 7) – The Ordinance consists of regulations and restrictions that prohibit the unauthorized removal of oak woodland and promotes maintenance and restoration activities for the enhancement of these natural resources.
2. Per CEQA Guidelines §15308 (Class 8) – The Ordinance consists of regulations and restrictions on development activities to minimize damage, stress, premature death and unnecessary removal of oak woodlands; and it consists of regulations and restrictions on activities to assure the maintenance, restoration, or enhancement of the environment, including oak woodland and all of the people, species, and environs that rely on that resource.

SECTION 6. If any section, subsection, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the remaining portion of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and each section, subsection, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 7. This ordinance shall take effect and be in full force on and after 30 days from the date of its passage hereof. Ordinance No. 3325 is hereby repealed and replaced by this ordinance upon the effective date of this ordinance. Before the expiration of 15 days after the adoption of this ordinance, it shall be published once in a newspaper of general circulation published in the County of San Luis Obispo, State of California, together with the names of the members of the Board of Supervisors voting for and against the ordinance.

PASSED AND ADOPTED by the Board of Supervisors of the County of San Luis Obispo, State of California, on the 11<sup>th</sup> day of April, 2017, by the following roll call vote, to wit:

AYES: Supervisors Debbie Arnold, Bruce S. Gibson, Adam Hill, Lynn Compton, and Chairperson John Peschong

NOES: None

ABSENT: None

ABSTAINING: None

  
Chairman of the Board of Supervisors,

The undersigned Deputy Clerk of the Board of Supervisors certifies that, pursuant to Section 25103 of the Government Code, delivery of this document has been made on May 4, 2017.

**TOMMY GONG**

County Clerk and Ex-Officio Clerk of the Board of Supervisors

By \_\_\_\_\_, Deputy Clerk

ATTEST:

TOMMY GONG

Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk

ORDINANCE CODE PROVISIONS APPROVED  
AS TO FORM AND CODIFICATION:

RITA L. NEAL  
County Counsel

By: Timothy McNulty  
Assistant County Counsel

Dated: April 11, 2017

**STATE OF CALIFORNIA            ) ss.  
COUNTY OF SAN LUIS OBISPO)**

I, **TOMMY GONG**, County Clerk of the above entitled County, and Ex-Officio Clerk of the Board of Supervisors thereof, do hereby certify the foregoing to be a full, true and correct copy of an order entered in the minutes of said Board of Supervisors, and now remaining of record in my office.

Witness, my hand and seal of said Board of Supervisors on May 4, 2017.

**TOMMY GONG,**  
County Clerk and Ex-Officio Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk